

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Maidstone Development

2. Location: Southwest corner of the intersection of West Dennys and Kenton Roads

3. Parcel Identification # Ed-05-066.11-01-01.00-000 4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: MCCK, LLC.

Address: 50 S. Prestwick Court

City: Dover

State: DE

Zip: 19904

Phone: (302) 734-2836

Fax: (302) 734-2836

Email:

6. Applicant's Name: MCCK, LLC.

Address: 50 S. Prestwick Court

City: Dover

State: DE

Zip: 19904

Phone: (302) 734-2836

Fax: 302-734-2836

Email:

7. Engineer/Surveyor Name: Becker Morgan Group, Inc.

Address: 738 S. Governors Ave

City: Dover

State: De

Zip: 19904

Phone: (302) 734-7950

Fax: 302-734-7965

Email:
gmoore@beckermorgan.com

8. Please Designate a Contact Person, including phone number, for this Project: **Greg Moore, 302-734-7965**

Information Regarding Site:

9. Area of Project(Acres +/-): 62

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Community ☐ Developing ☐ Environmentally Sensitive ☐ Secondary ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."

12. Present Zoning: RM-1/RM-2 (City of Dover)

13. Proposed Zoning: RM-1/RM-2 (City of Dover)

14. Present Use: Agricultural

15. Proposed Use: Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

17. Comprehensive Plan recommendation: Residential, low density
If in the County, which area, according to their comprehensive plan, is the project located in:
New Castle ☐ Kent ☐ Sussex ☐
☐ Suburban ☐ Inside growth zone ☒ Town Center
☐ Suburban reserve ☐ Outside growth zone ☐ Developing
☐ Other ☐ Environ.
Sensitive Dev. District ☐ Low Density
☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Dover

What is the estimated water demand for this project? 48,000 gal./day

How will this demand be met? Tap into existing City of Dover main

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Dover

20. If a site plan please indicate gross floor area:

21. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

| | |
|---|--|
| 22. If residential, indicated the number of number of Lots/units: 194 Gross Density of Project: 3.13 Net Density 3.96 | |
| Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. | |
| 23. If residential, please indicate the following: Number of renter-occupied units: 0 Number of owner-occupied units: 194 Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input checked="" type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55) | |
| 24. Present Use: % of Impervious Surfaces: 0 Square Feet: 0 | Proposed Use: % of Impervious Surfaces: 19.3% Square Feet: 522720 |
| 25. What are the environmental impacts this project will have? | |
| How much forest land is presently on-site? 9.02 AC How much forest land will be removed? 2.0 AC | |
| Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map. | |

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 7.04 AC

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☒ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes",
describe the impacts: Need to cross small sections with roadway.

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes",
please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: Private ditch

30. List the proposed method(s) of stormwater management for the site: retention ponds

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Maidstone Branch(perennial stream)

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 20 ± Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation and stormwater management.

Where is the open space located? Throughout site.

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes
☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State

Resource Area) land? ☒ Yes ☐ No If "Yes," what are they? Lands of original parcel donated to State of Delaware for

Preservation.

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?

Sewer & water extension.

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed We will adhere to Kent Conservation District guide lines.

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 600 trips.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 3%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 connections 1 to West Dennys (CR 100) and 1 to Kenton Road.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

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41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☒ Yes ☐ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

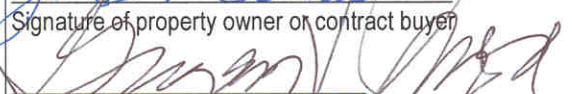
44. Please make note of the time-line for this project: Construction 2006

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.


 Signature of property owner or contract buyer

4-23-04

Date


 Signature of Person completing form
 (If different than property owner)

4/23/04

Date

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



MAIDSTONE - CONCEPT LAND PLAN

+/- 194 TOTAL UNITS (26 SINGLES, 24 DUPLEXES, 36 TOWNS, 12 QUADS, 96 CONDOS)

LEGEND

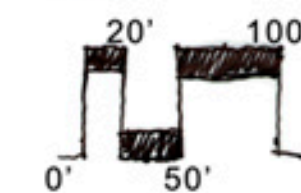
- SINGLES-26
- DUPLEXES -24
- MULTI UNIT -144 (TOWNS, QUADS, CONDOS)
- COMMUNITY

EXISTING TREELINES
TO REMAIN

WETLAND AREA

SITE BOUNDARY

STORM WATER
MANAGEMENT POND



BECKER
MORGAN
GROUP











ARCHITECTURE
ENGINEERING

2001.283.02

4.29.04

Preliminary Land Use Service (PLUS)

**Maidstone
2004-05-08**

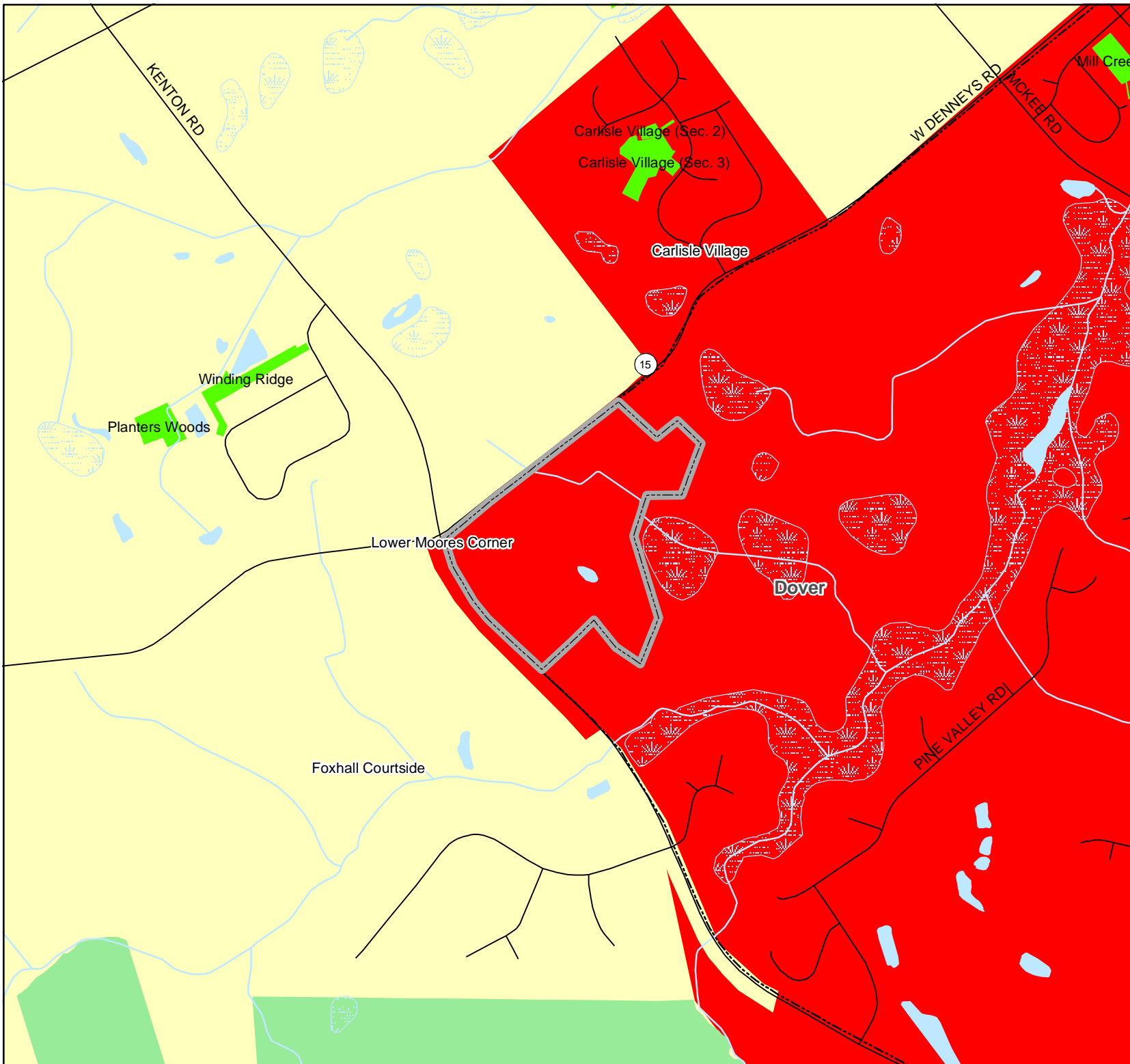
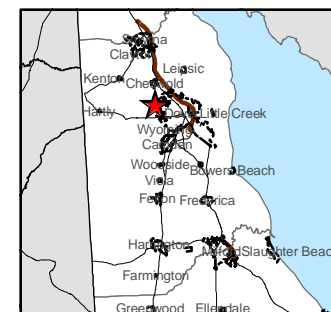
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural

0 260 520 1,040
Feet

1:12,000



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**Maidstone
2004-05-08**

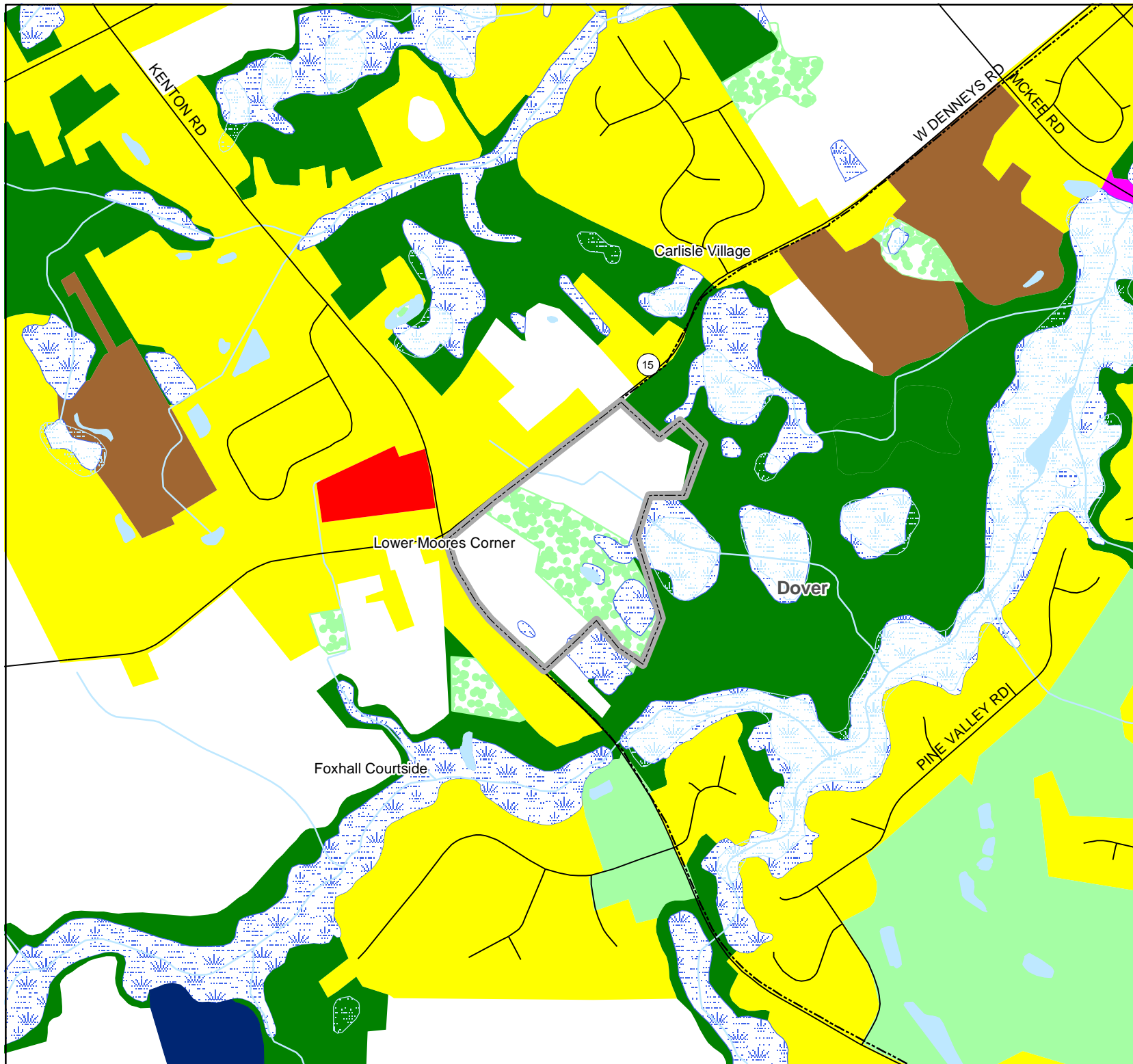
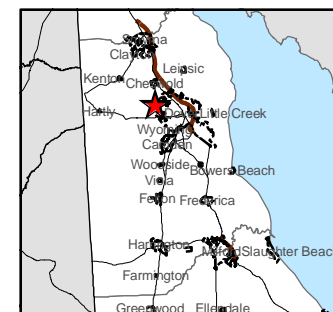
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



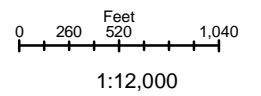
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Preliminary Land Use Service (PLUS)

**Maidstone
2004-05-08**

2002 False-Color
InfraRed Orthophotography



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